

1.24 Acres
in size

PINION HILLS — LOT-10

Hidden Gem of Southern Utah

\$350,000

Your Dream Retirement Starts Here — Pinion Hills

Build the home you've always imagined.

Pinion Hills offers rare 1 to 1.5-acre homesites just 17 miles north of St. George, Utah. This is where your dream retirement home becomes reality—custom-designed with all the space, comfort, and features you've waited a lifetime to enjoy. Think:

- Peaceful seclusion—no neighbors in view or earshot
- Room for visiting family
- Expansive views from your kitchen, great room, or master bath
- Space for a quiet office, media room, crafts, or fitness
- His and hers closets, jetted tubs, walk-in showers, smart home tech
- RV garages, workshops, or outdoor hot tubs

A peaceful, secure mountain setting with clean air, starry skies, and real silence. This is not just land. It's the canvas for your final, forever home.

Why Southern Utah?

There's a reason so many people retire here: endless sunshine, red rock beauty, and a low-stress lifestyle—without leaving behind services, safety, or community.

What Makes Pinion Hills Different?

- **Reliable Private Water** – Clear, clean and dependable
- **Big, Usable Lots** – Add a guesthouse, pickleball court, or greenhouse
- **No Traffic, No Noise** – Rural serenity, 15 miles from town but worlds away in feel
- **Clean Air** – Rated among the best in the nation—great for health and peace of mind
- **Inspiring Views** – Pine forests, mountain ridges, and dramatic volcanic landscapes
- **Emergency Ready** – Full-time fire & ambulance station 2 minutes away
- **Convenient Access** – 6 min to Snow Canyon, 13 min to golf, 23 min to St. George Temple, 29 min to Costco, Under 2 hrs to Zion, Bryce, or Vegas
- **Cooler Summers** – 10 degrees cooler than St. George—a natural escape from the heat
- **Protective CC&Rs** – To preserve the peaceful, high-value neighborhood feel
- **Dammeron Valley** – Small population, high education levels, and with absolute limits on growth
- **Safe, Friendly, and Quiet** – Ideal for walking, hiking, and real neighborly living
- **Prepared & Practical** – A place of peace—and peace of mind for uncertain times

Come See for Yourself

If you've been searching for the right place to build your most beautiful, most thoughtful home—surrounded by nature, community, and quiet — Pinion Hills is worth a serious look.

If you would like a tour of our lots, the project Manager is just a few minutes away. He would be happy to show you around and answer questions. He is also a master home designer that has build over 30 homes in Pinion Hills.

Call **Richard Downer** at **(435) 632-1307** and he can meet you at the lot.

Pinion Office: (435) 599-4436

B

PINION HILLS LOT-10

C

318.56'

Lot 10

54,143 sq ft.

1.24 acres

160.35'

N 82°34'31" E

Driveway to Lot

361.67'

214.78'

214.78'

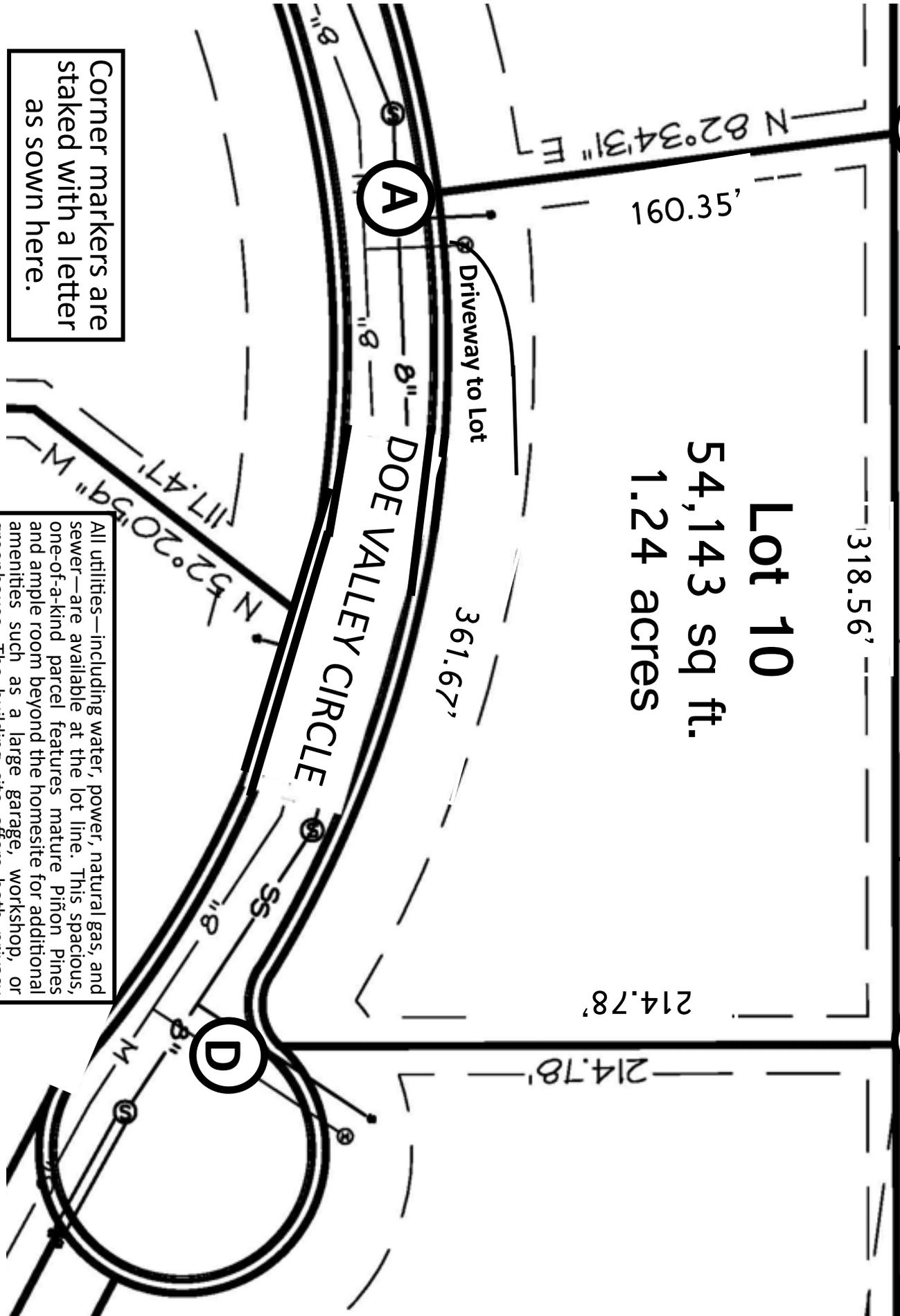
A

D

DOE VALLEY CIRCLE

Corner markers are staked with a letter as sown here.

All utilities—including water, power, natural gas, and sewer—are available at the lot line. This spacious, one-of-a-kind parcel features mature Piñon Pines and ample room beyond the homestead for additional amenities such as a large garage, workshop, or greenhouse. The building site offers both privacy and protected views, with minimal visibility of or noise from neighboring properties.



Pinion Hills Lot-10
Concept Home — Created by Richard Downer

